PRELIMINARY - NOT FOR CONSTRUCTION

MARCO POLO - 101 W 33RD STREET

SHEET INDEX

SHEET NUMBER	SHEET NAME	SHEET FILE	LAST ISSUE DATE
A000	COVER	101_W_33rd_St_Shell.rvt	xxx
A001	CODE & LIFE SAFETY	101_W_33rd_St_Shell.rvt	xxx
A101	FLOOR PLAN - 1ST	101_W_33rd_St_Units.rvt	xxx
A102	FLOOR PLAN - 2ND	101_W_33rd_St_Units.rvt	xxx
A103	FLOOR PLAN - 3RD	101_W_33rd_St_Units.rvt	xxx
A104	FLOOR PLAN - ROOF	101_W_33rd_St_Shell.rvt	xxx
A150	REFLECTED CEILING PLANS	101_W_33rd_St_Units.rvt	xxx
A200	BUILDING ELEVATION - NORTH/WEST	101_W_33rd_St_Shell.rvt	xxx
A201	BUILDING ELEVATION - SOUTH/EAST	101_W_33rd_St_Shell.rvt	xxx
A300	BUILDING SECTIONS	101_W_33rd_St_Shell.rvt	xxx
A301	BUILDING SECTIONS	101_W_33rd_St_Shell.rvt	xxx
A302	BUILDING SECTIONS	101_W_33rd_St_Shell.rvt	xxx
A303	BUILDING SECTIONS	101_W_33rd_St_Shell.rvt	xxx
A400	WALL SECTIONS	101_W_33rd_St_Shell.rvt	xxx
A401	WALL SECTIONS	101_W_33rd_St_Shell.rvt	xxx
A402	WALL SECTIONS	101_W_33rd_St_Shell.rvt	xxx
A410	STAIR SECTIONS	101_W_33rd_St_Shell.rvt	xxx
A411	STAIR SECTIONS	101_W_33rd_St_Shell.rvt	xxx
A412	STAIR SECTIONS	101_W_33rd_St_Shell.rvt	xxx
A470	UNIT PLANS - STUDIOS - LONG AND SHORT - (TYPE B ADA UNIT - 1ST FLOOR ONLY)	101_W_33rd_St_Units.rvt	xxx
A471	UNIT PLANS - (TYPE A ADA UNIT - 1ST FLOOR ONLY)	101_W_33rd_St_Units.rvt	xxx
A472	UNIT PLANS - 1BD - END UNITS	101_W_33rd_St_Units.rvt	xxx
A500	LARGE SCALE DETAILS	101_W_33rd_St_Details_C.rvt	xxx
A501	LARGE SCALE DETAILS	101_W_33rd_St_Details_C.rvt	xxx
A502	LARGE SCALE DETAILS	101_W_33rd_St_Details_C.rvt	xxx
A503	LARGE SCALE DETAILS	101_W_33rd_St_Details.rte	xxx
A504	LARGE SCALE DETAILS	101_W_33rd_St_Details.rte	xxx
A505	LARGE SCALE DETAILS	101_W_33rd_St_Details_C.rvt	xxx
A600	SCHEDULES	101_W_33rd_St_Units.rvt	xxx
A751	ADA SECTIONS/ELEVATIONS	101_W_33rd_St_Units.rvt	xxx
A800	PARTITION DETAILS - WOOD STUDS	101_W_33rd_St_Units.rvt	xxx
S0.0	TYPICAL GENERAL NOTES		xxx
S0.01	STATEMENT OF SPECIAL INSPECTIONS		xxx
S0.1	FOUNDATION PLAN	101_W_33rd_St_Structure.rvt	xxx
S1.1A	FOUNDATION NOTES AND 3D	101_W_33rd_St_Structure.rvt	xxx
S0.2	FRAMING PLAN - 2ND FLOOR	101_W_33rd_St_Structure.rvt	xxx
S0.3	FRAMING PLAN - 3RD FLOOR	101_W_33rd_St_Structure.rvt	xxx
S0.4	FRAMING PLAN - ROOF	101_W_33rd_St_Structure.rvt	xxx
S1.0	FOUNDATION DETAILS		xxx
S1.1	FOUNDATION DETAILS		xxx
S1.2	FOUNDATION DETAILS		xxx
S2.0	TYPICAL WOOD FRAMING DETAILS		xxx
S2.1	TYPICAL WOOD FRAMING WALL DETAILS		xxx
S2.2	TYPICAL WOOD FLOOR TRUSS DETAILS		xxx
S2.3	TYPICAL WOOD FRAMING LATERAL DETAILS		xxx
S2.4	TYPICAL WOOD ROOF TRUSS DETAILS		xxx
S2.5	TYPICAL STEEL DETAILS		xxx

CODE INFORMATION

APPLICABLE CODES:	GENERAL: • BUILDING/DWELLING CODE IBC 2015 & AHJ AMENDMENTS EXISTING: • INTERNATIONAL EXISTING BUILDING CODE 2015 & AHJ AMENDMENTS ENERGY CONSERVATION: • INTERNATIONAL ENERGY CONSERVATION CODE 2015 & AHJ AMENDMENTS PLUMBING: MECHANICAL: • MECHANICAL CODE IMC 2015 & AHJ AMENDMENTS ELECTRICAL: • ELECTRICAL CODE NEC 2017 & AHJ AMENDMENTS FIRE: • FIRE/LIFE SAFETY CODE 2009 NFPA-1 & AHJ AMENDMENTS ACCESSIBILITY: • ANSI STANDARD A117.1-2009- FOR ACCESSIBILITY FUEL: • INTERNATIONAL FUEL GAS CODE 2015 & AHJ AMENDMENTS
CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION:	310.4 RESIDENTIAL GROUP R-2
SECTION 420 GROUPS I-1, R-1, R-2, R-3 AND R-4	SECTION 420 GROUPS R-2 • FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708 • HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.
CHAPTER 5 CLASSIFICATION OF WORK:	NEW
504.3 HEIGHT IN FEET	R-2 – TYPE V (SPRINKLERED): • ACTUAL: 35FT • ALLOWED: 60FT
504.4 NUMBER OF STORIES	R-2 – TYPE V (SPRINKLERED): • ACTUAL: 3 • ALLOWED: 4
506.2 ALLOWABLE AREA DETERMINATION & 506.3 FRONTAGE INCREASE:	• TABULAR PER FLOOR AREA LIMIT PER CHAPTER 5 = 7000 SQ.FT. • ALLOW HEIGHT = 60 FT; ALLOW STORIES = 3 • GROUP R AND NFPA 13R? YES • NFPA 13 SPRINKLERS? NO • COMPUTE AREA INCREASE DUE TO FRONTAGE: FRONTAGE COEFFICIENT, IF 0.499 • PERIMETER, P 364 FT • 'FRONTAGE' PERIMETER, F 316 FT • WEIGHTED AVERAGE DISTANCE FROM 'F' = 24.24 FT • COMPUTE ALLOWABLE PER STORY AREA, AA = AT +(NS X IF) = 10496.23 SQ.FT. • MAXIMUM ALLOWABLE AREA = AA X 3 = 31488.68 SQ.FT. • MAXIMUM NUMBER OF STORIES FOR GROUP R WITH NFPA 13R SPRINKLERS, PER SEC. 903.3.1.2.THIS CRITERIA IS MET, SO STORY LIMIT = 4 • THE REVISED ALLOWABLE HEIGHT IS 60 FT. ACTUAL • (ALL FLOORS): 16,8265F • FLOORS: 3
508.3 NONSEPARATED OCCUPANCIES:	N/A
508.4 SEPARATED OCCUPANCIES	N/A
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	FOR TYPE VB STRUCTURAL FRAME: 0 HR BEARING WALLS- EXTERIOR: 0 HR BEARING WALLS-INTERIOR: 0 HR NON-BEARING WALLS-EXTERIOR – (SEE TABLE 602) NON-BEARING WALLS-INTERIOR: 0 HR FLOOR CONSTRUCTION: 0 HR ROOF CONSTRUCTION: 0 HR
TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	TYPE-VB FIRE SEPARATION DISTANCE • X < 5C = 1 HR • 5 ≤ X ≤ 10 = 1 HR • 10 ≤ X ≤ 30 = 0 HR • X ≥ 30 = 0 HR
708.3 FIRE-RESISTANCE RATING	CORRIDORS: 1/2HR RATED
711.2.4.3 DWELLING UNITS AND SLEEPING UNITS	BETWEEN DWELLING UNITS: 1HR RATED
SPRINKLERS (SECTION 903 AUTOMATIC SPRINKLER SYSTEMS):	NFPA13R SPRINKLER THROUGHOUT PROJECT (R-2)
SECTION 1020 CORRIDORS	CORRIDORS: 1/2HR RATED SEE SECTION 1021 EGRESS BALCONIES FOR CORRIDOR RATING AT EXTERIOR WALL
SECTION 1004 OCCUPANT LOAD	TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT RESIDENTIAL: 200 GROSS
1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE:	FOR R-2 MAXIMUM COMMON PATH WITH SPRINKLER SYSTEM: 125FT MAXIMUM OCCUPANT LOAD OF SPACE WITH ONE EXIT: 49
SECTION 1017 EXIT ACCESS TRAVEL DISTANCE:	FOR R-2: 250 (W/SPRINKLER)
1020.4 DEAD ENDS:	50FT (WITH SPRINKLERS)
SECTION 1021 EGRESS BALCONIES	EXTERIOR EGRESS BALCONIES SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY WALLS AND OPENING PROTECTIVES AS REQUIRED FOR CORRIDORS. SECTION 1020 CORRIDORS 1020.1 CONSTRUCTION CORRIDORS SHALL BE FIRE-RESISTANCE-RATED IN ACCORDANCE WITH TABLE 1020.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE-RATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS. EXCEPTIONS: CORRIDORS ADJACENT TO THE EXTERIOR WALLS OF BUILDINGS SHALL BE PERMITTED TO HAVE UNPROTECTED OPENINGS ON UNRATED EXTERIOR WALLS WHERE UNRATED WALLS ARE PERMITTED BY TABLE 602 AND UNPROTECTED OPENINGS ARE PERMITTED BY TABLE 705.8.
2902.1 MINIMUM NUMBER OF FIXTURES	CLASSIFICATION & OCCUPANCY: … R-2 • WATER CLOSETS: 1 PER DWELLING • LAVATORIES: 1 PER DWELLING • BATHTUBS/ SHOWERS: 1 PER DWELLING

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openingdesign

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Date	Description
05.19.2022	Progress Set

COVER

A000

MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803

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